

WILLARD CITY CORPORATION PC061815

DATE: June 18, 2015
TIME: 6:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Chairperson – Terry Ross
Commissioners: Jasmine Baker, Chandler Bingham
Bryce Wheelwright - City Planner (non-voting member)
Michelle Mund – City Council member (non-voting member)
Gaylene Nebeker - Planning Commission Secretary
EXCUSED: Sidney Bodily, Leslie Meyer, Gary Hart,
CITIZENS: See attached sheet

1. **Prayer** – Chandler Bingham
2. **Pledge of Allegiance** – Terry Ross
3. **General Public Comment (Input for items not on the agenda)**

There was no quorum present for this meeting. The Planning Commission did discuss the agenda items as information only with no decisions being made.

4. Discussion Item

a. Review of Section 12-106 - Planned Development Ordinance

City Planner Wheelwright stated he had read through the ordinance and felt it was pretty straightforward and did not see many changes he would make. Commissioner Bingham stated he did have an opportunity to review the ordinance and had questions about the requirements of having a PD in a Commercial Zone. You are required to have 4 acres and put in higher density housing. City Planner Wheelwright stated you could also put in a mixed use of commercial and residential.

He also stated when the city approved the original Doug Young plan it was stated the city made a mistake because he did not own all the surrounding land that would be included in the development. The ordinance states the land must be owned by one entity or all the landowners in the area must agree with it and he stated the landowners were in agreement with it. It was done legally and felt the only thing that was done wrong was not putting a time limit on it and at this time Doug has an open ended time limit.

Chairperson Ross asked if we needed to reevaluate 100 ft. frontage. He also stated in a PD you are required to have 4 units per acre with 30% open space with 10,000 sq. ft. lots. City Planner Wheelwright felt it was ok to leave the ordinance as is.

b. Discussion on updating the Willard City Annexation Policy Plan

City Council member Mund said she has been trying to educate those who ask her questions about annexation that they have to make the request to be annexed. Willard City will not have anything pushed on them that they do not want and stated even if South Willard wants to annex Willard City does not have to accept the request. City Planner Wheelwright read from the Annexation Policy that *says the city does not favor the annexation of unincorporated territory solely for the purpose of acquiring revenue.* The City Council requested we review the ordinance because they felt it was outdated. City Planner Wheelwright felt it was a not too

outdated. There was a section on services and it was stated during a City Council meeting they were not sure what services they could provide. We would need to look at changing rural to urban and adding sewer and not septic. We would also need to look at the tables and updating the map to include the Murray property. City Council member Mund stated at this time with some of the issues the City Council is discussing we are in limbo on what we can discuss or do. Chairperson Ross asked if we get taxes from Willard Bay. It was stated no their taxes go to the State. City Planner Wheelwright gave information on Granite Ridge stating they have submitted the Final Plat. There was discussion held on water. City Planner Wheelwright stated there have been 3 permits submitted for single family dwellings in the Mountain Shadows Subdivision.

Chairperson Ross felt we need to have an updated Annexation Policy Plan in place if something should happen he asked if there was a benefit to annexing with South Willard. At this time there is no benefit to the city. He did say there was a power substation that generates revenue.

c. Discussion on Hwy 89 Proposed Commercial Corridor from 1450 North to the south city limits

City Planner Wheelwright presented a map from BRAG that shows the commercial zone along Hwy 89. Rather than go the required 220 ft. back from the highway they extended the commercial zone from the highway back to 100 East and 100 West which would be 400 ft. He has talked to the planners from Logan, North Logan and Smithfield and they all told him it their commercial is a nightmare. If Willard was to have this type of commercial it would have the potential to become an issue. One of the issues is the cars pulling on and off the highway. Their solution to the problem was to stagger the outlets. He also stated UDOT may not be in favor of more outlets along the highway. Chairperson Ross asked if there was a plan for widening Hwy 89. City Planner Wheelwright stated not at this time. City Council member Mund stated accessing the fruit stands and Willard Bay Gardens is a continual nightmare. She said by UDOT adding the additional lanes on I-15 they are hoping to take some of the traffic off of Hwy 89. She stated having less traffic on Hwy 89 and may be a drawback for having commercial along the hwy. City Planner Wheelwright said putting commercial along 750 North was a good idea. Chairperson Ross felt it would be a good idea to include the intersection at 750 North in the commercial zone.

Commissioner Bingham also felt the best places for commercial is off the interstate and along the frontage roads. There was discussion held on where the wetlands are and if this could become a problem. Commissioner Bingham asked if the wetlands was the issue with the proposed development by the railroad tracks. City Planner Wheelwright stated they are still looking at developing the property and will need to put together their wetland mitigation plan.

City Council member Mund stated when UDOT was at the last City Council meeting they talked about how the traffic from I-15 would be diverted to Hwy 89. The City Council requested a temporary light at 750 North but UDOT was not too happy about it. There was concerns about the amount of traffic along 200 West and the east and west roads. City Council member Mund said she wanted to see commercial come to Willard but did not expect the see anything like Logan and with the houses along the highway intermingled with commercial it will limit the number of outlets UDOT will allow. Chairperson Ross stated with the commercial corridor in 50 years it could be another Riverdale Road if we do not plan for it, it is the only access between Ogden and Brigham City that is an off the freeway access and felt we needed to have a plan with a mix of commercial/residential. He also stated we need a Historical District code on the map from 300 North to 200 South. We need to have a plan on how to make the new buildings designed to have a historical feel. The plan also needs to address signs and lighting.

There was discussion held on where commercial could be put and also the possibility of planning for a frontage road east of the railroad tracks.

There was a discussion held on the public hearing that was scheduled for the commercial zone but a date had never been set, we were waiting for the maps from BRAG. It was decided to hold off with the public hearing until more discussion was held on where to put commercial and

Planning Commission Meeting- June 18, 2015

adding a frontage road. City Planner Wheelwright stated the Wasatch Front Regional Council put out their 10 year plan and was asking for input and asked if we wanted to put in a frontage road down there and they were told no, so he will go back and talk to them. Chairperson Ross stated the State of Utah has widened ever major thoroughfare and felt that the Hwy will be widened and houses will be taken out to make it wider.

5. Approval of Minutes

There is no quorum to approve the June 4, 2015 minutes and will be approved at the next meeting.

6. Commissioner Comments/Staff Comments

The next meeting will be a training meeting. August meeting will address frontage roads, annexation, historical districts.

7. Adjourn

The meeting adjourned at 7:45 p.m.

Minutes were read individually and approved on **July 16, 2015**

Planning Commission Chair Person
Terry Ross

Planning Commission Secretary
Gaylene Nebeker